

092.0

0010

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
709,900 / 709,900

APPRaised:

709,900 / 709,900

USE VALUE:

709,900 / 709,900

ASSESSED:

709,900 / 709,900


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		DICKSON AVE, ARLINGTON

OWNERSHIP

Owner 1:	MARSH HELEN S	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 90 DICKSON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	RAMCHAND KANCHAN V -
Owner 2:	RELWANI NAROTAM G -

Street 1: 90 DICKSON AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 8,894 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2035 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8894		Sq. Ft.	Site		0	70.	0.77	5									480,775						480,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8894.000	229,100		480,800	709,900		60052
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

709,900 / 709,900

USE VALUE:

709,900 / 709,900

ASSESSED:

709,900 / 709,900

Entered Lot Size	17563!
Entered Lot Size	PRINT
Date	Date
12/18/2019	12/10/2020
Entered Lot Size	Time
	22:11:13
Entered Lot Size	LAST REV
Date	Date
12/11/2014	05/07/19
Entered Lot Size	Time
	14:32:28
Entered Lot Size	apro
	PAT ACCT.
	7563
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	2	Rating: Average		A Bath:	Rating:			643-1811.									
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1 - Concrete				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 4 - Vinyl				OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average																	
Year Blt: 1957		Eff Yr Blt:															
Alt LUC:		Alt %:															
Jurisdct:		Fact: .															
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%											
Prim Int Wall: 1 - Drywall				Functional:		%											
Sec Int Wall:				Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 6 - Ceramic Tile				Total:	31	%											
Bsmnt Flr: 14 - Asphalt Tile																	
Subfloor:				Basic \$ / SQ:	105.00												
Bsmnt Gar:				Size Adj.:	1.35000002												
Electric: 3 - Typical				Const Adj.:	1.00088990												
Insulation: 2 - Typical				Adj \$ / SQ:	141.876												
Int vs Ext:				Other Features:	82500												
Heat Fuel: 2 - Gas				Grade Factor:	1.00												
Heat Type: 1 - Forced H/Air				NBHD Inf:	1.00000000												
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor:	1.00												
Solar HW: NO		Central Vac:	NO	Adj Total:	332097												
% Com Wall		% Sprinkled:		Depreciation:	102950												
MOBILE HOME				Depreciated Total:	229147												
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ:		AvRate:		Ind.Val:									
				Juris. Factor:			Before Depr:	141.88									
				Special Features:	0		Val/Su Net:	98.75									
				Final Total:	229100		Val/Su SzAd:	170.46									
				PARCEL ID	092.0-0010-0008.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					